



# City of Annapolis

## Department of Planning & Zoning

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## Planning Commission

November 6, 2014

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on November 6, 2014 in City Council Chambers. **Chair** Herald called the meeting to order at 7:04p.m.

**Commissioners Present:** **Chair** William Herald, **Vice Chair** David Iams, David DiQuinzio, Dr. Eleanor Harris, Robert Waldman, Benjamin Sale

**Staff Present:** Dr. Sally Nash

The Planning Commission welcomed Mr. Sale.

### C. APPROVAL OF AGENDA

Dr. Harris moved approval of the agenda as revised. Mr. DiQuinzio seconded the motion. **Passed 6-0.**

### D. APPROVAL OF MINUTES

#### October 2, 2014 Meeting Minutes

**Vice Chair** Iams moved approval of the October 2, 2014 meeting minutes as written. Dr. Harris seconded the motion. **Passed 5-0.** (DiQuinzio abstained from voting)

### E. APPROVAL OF FINDINGS

There were none.

### F. UNFINISHED BUSINESS

There were none.

### G. NEW BUSINESS

#### December Meeting

**Chair** Herald informed the PC that at the suggestion of Gary Elson, Assistant City Attorney the PC will hold a closed session meeting on December 4, 2014 at 6:00pm to receive advice from legal counsel.

#### Date Options for January Meeting

**Chair** Herald reminded members that the PC's January meeting falls on New Year's so it is necessary to choose another day. Dr. Nash suggested Wednesday, December 17 and Wednesday, January 21<sup>st</sup> as alternate dates. The PC agreed to meet on January 21<sup>st</sup> at 7:00pm for the January meeting.

**Chair** Herald reported that his research on how other jurisdictions look at all the impacts of large developments led him to the Maryland Department of Planning (MDOP) where he was referred to several other organizations that he agreed to contact. Dr. Harris suggested that he also check with American Planning Association (APA).

## H. PUBLIC HEARING

### 2. Resolution No. #R-34-14 – 2014 West Annapolis Sector Study

Dr. Nash noted that Resolution 3-14-14 introduces the West Annapolis Sector Study with accompanying Ordinance, #O-30-14 to address parking. She explained that West Annapolis has been identified as part of the four opportunity areas in the Comprehensive Plan and is one of the areas that the plan recommends that a sector study be completed. The West Annapolis sector study work began in 2013 and focused on topics identified by the Comprehensive Plan as well as other areas identified during the process such as transit and transportation issues. This study will update and broaden the original Comprehensive Plan recommendations. The presentation will focus on the four primary issues, transportation; market analysis; recreation open space; land use zoning and community design.

Mr. Ben Sussman, Environment Resource Management, reiterated that the West Annapolis Sector study responds to the recommendations of the Comprehensive Plan. The plan also addresses the changing conditions that may have changed the original purpose for those recommendations specifically about the nature or type of development in West Annapolis or the need to respond to transportation issues. The sector study area covers the entire West Annapolis peninsula from Rowe Boulevard to the Severn River and from Weems Creek to Baltimore Annapolis Boulevard. The major goals of the study were to validate and revise the Comprehensive Plan recommendations about the West Annapolis area as well as to provide detailed recommendation on how to treat the area to include detailed traffic studies on how best to address traffic issues in West Annapolis. He went over the recommendations of the study.

Public testimony opened at 7:37pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Trudy McFall	205 Scott Drive			
Kristy Myers	100 Claude Street			
Laurie Rokke	311 Monterey Avenue			
Lynne Sherlock	10 Annapolis Street			

No one else from the public spoke in favor or opposition of the application so **Chair** Herald declared the public testimony closed at 7:56pm.

The PC asked questions of staff and their consultants to which they responded. The PC expressed concern that the study did not include an analysis on the residential or commercial vacancies, no tables or graphics or anything that ties this work to the Comprehensive Plan.

Mr. Waldman moved to not recommend Resolution R-34-14 to the Council as written. **Vice Chair** Iams seconded the motion. **Passed 6-0.**

Mr. Waldman agreed to prepare draft findings for the PC to review.

**Chair** Herald accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum dated 10/28/14 with attachments
2	Laurie Rokke Document dated 11/6/14

### 3. Ordinance O-30-14 – A Modification to Parking Requirements and Adding as Permitted Use in the B1 District the Use; Commercial, Trade, Vocational, Music, Dance or Art Schools

The PC discussed Ordinance O-30-14 that relates to parking West Annapolis area and agreed that it could move forward with some minor revisions to the language.

Public testimony opened at 9:16pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Trudy McFall	205 Scott Drive	X		

No one else from the public spoke in favor or opposition of the ordinance so **Chair** Herald declared the public hearing closed at 9:26pm.

Mr. Waldman moved to approve Ordinance #O-30-14 with the deletion of lines #5, #33, #34 and #35 as well as an amendment to line #25 to read "the purpose of implementing economic growth in the B-1 District. **Vice Chair** Iams seconded the motion. **Passed 5-1.** (Harris dissents)

**1. Ordinance O-31-14 – Technical Corrections to the Zoning Code**

Dr. Nash presented Ordinance #O-31-14 established to ensure that the languages are consistent from section to section. The definition of consistency and definition of Comprehensive Plan from the State code has been added. She pointed out that the language has been added to clarify the PC voting roles to ensure that a majority of the members each find that all of the necessary criteria have been met. There are also changes to the variance language. The ordinance will eliminate the reference to tolling and standardize the notification requirements. The ordinance proposes to amend the sectional and comprehensive zoning maps for consistency with the Comprehensive Plan.

Public testimony opened at 9:40pm no one from the public spoke in favor or opposition of the application so **Chair** Herald declared the public hearing closed at 9:40pm.

**Chair** Herald accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum dated 10/28/14 with attachments

Mr. DiQuinzio moved to recommend O-31-14 to the City Council as amended. Dr. Harris seconded the motion. **Passed 6-0.**

**O-31-14 Findings**

Mr. Waldman moved approval of the findings as written. Dr. Harris seconded the motion. **Passed 6-0.**

**I. ADJOURNMENT**

With there being no further business, Dr. Harris moved to adjourn the meeting at 9:47pm. **Vice Chair** Iams seconded the motion. **Passed 6-0.**

**The next meeting is scheduled for December 4, 2014 at 6:00pm and a Closed Session.**

Tami Hook, Recorder